

REVISION PLAT OF
MEADOW PARK
AT
BRUNSWICK FOREST

PHASE 1
SECTION 6-A
LOTS 8R, 10R and 12R

TOWN CREEK TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA
TOWN OF LELAND

OWNER: FUNSTON LAND & TIMBER, LLC

1007 Evangeline Drive
Leland, N.C. 28451
DATE: JUNE 2020

HANOVER DESIGN SERVICES, P.A.
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
SCALE 1" = 30'

N.C. GRID (N.A.D. 1983)

CERTIFICATE OF OWNERSHIP, DEDICATION, AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF A SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM SETBACK LINE, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF THE TOWN OF LELAND, NORTH CAROLINA.

DATE: 6/18/20
SIGNATURE: FUNSTON LAND & TIMBER, LLC
ALLEN JEFFERSON EARP, MANAGER

THIS PLAT SUPERSEDES AND REPLACES
THE PLAT SHOWN AT MAP CABINET 111 PAGE 94.

REVISION NOTE:

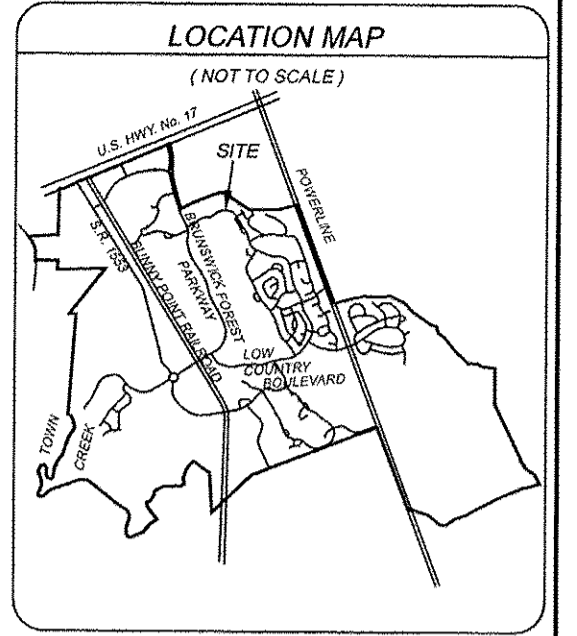
PURPOSE OF THIS REVISION IS TO REVISE THE SIZE OF LOTS 8 THRU 13, CHANGING TO LOTS 8R, 10R AND 12R.

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

The Town Engineer for the Town of Leland and Subdivision Administrator for the Town of Leland attest that all streets, utilities (excluding water and sewer) and other required improvements have been installed in a manner approved by the appropriate state and/or local authority and according to Town of Leland specifications and standards in the Brunswick Forest Subdivision, or that a guarantee(s) of the installation of the required improvements in an amount and manner satisfactory to the Town of Leland has been provided.

Further, the Town of Leland attests that:
 the water utility system has received final approval by State regulatory agencies and meets the entity's requirements for public use or
 a guarantee of the installation of the required water utility system in an amount and manner satisfactory to such entity has been provided.
 Further, the Town of Leland attests that:
 the sewer utility system has received final approval by State regulatory agencies and meets the entity's requirements for public use or
 a guarantee of the installation of the required sewer utility system in an amount and manner satisfactory to such entity has been provided.

DATE: 6/18/20
SIGNATURE/TITLE: BRUNSWICK REGIONAL WATER AND SEWER or BRUNSWICK COUNTY PUBLIC UTILITIES
DATE: 6/18/20
SIGNATURE/TITLE: TOWN ENGINEER
SUBDIVISION ADMINISTRATOR



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF LELAND, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE LELAND TOWN PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BRUNSWICK COUNTY.

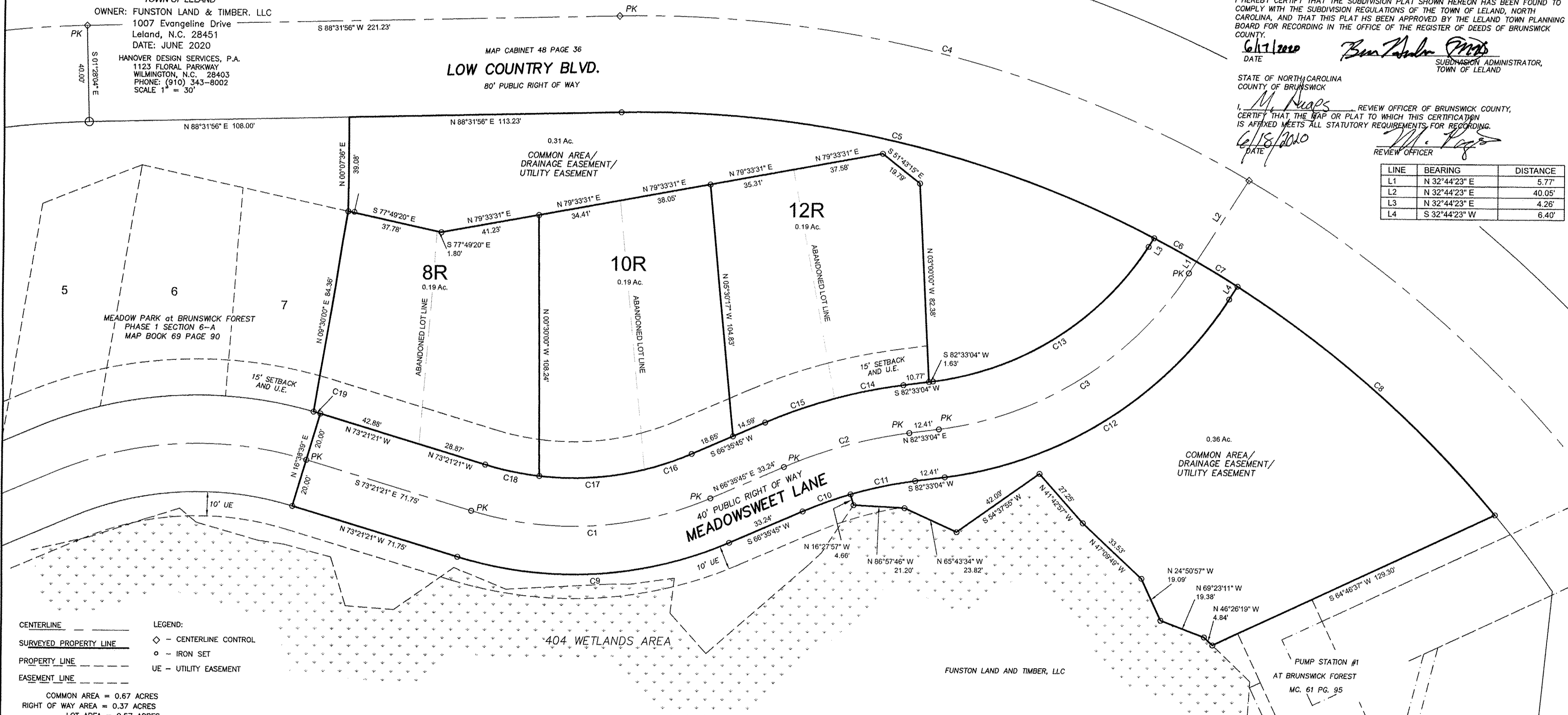
DATE: 6/18/20
SIGNATURE: SUBDIVISION ADMINISTRATOR, TOWN OF LELAND

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, M. Hayes, REVIEW OFFICER OF BRUNSWICK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 6/18/20
SIGNATURE: REVIEW OFFICER

LINE	BEARING	DISTANCE
L1	N 32°44'23" E	5.77'
L2	N 32°44'23" E	40.05'
L3	N 32°44'23" E	4.26'
L4	S 32°44'23" W	6.40'



CENTERLINE
SURVEYED PROPERTY LINE
PROPERTY LINE
EASEMENT LINE

LEGEND:
 ◇ - CENTERLINE CONTROL
 ○ - IRON SET
 UE - UTILITY EASEMENT

COMMON AREA = 0.67 ACRES
 RIGHT OF WAY AREA = 0.37 ACRES
 LOT AREA = 0.57 ACRES
 TOTAL AREA THIS PLAT = 1.61 ACRES

- NOTES:
- IRONS SET AT ALL CORNERS.
 - FOR REFERENCE SEE DEED BOOK 1833 PAGE 180.
 - AREA COMPUTED BY COORDINATE METHOD.
 - SURVEYED JANUARY 2019-JUNE 2020.
 - ALL DISTANCES ARE HORIZONTAL.
 - COMBINED GRID FACTOR = 0.9999496
 - AREA OF BRUNSWICK FOREST PHASE 1 SECTION 6 IS LOCATED IN ZONE "X" ACCORDING TO FIRM # 3720219600K, EFFECTIVE DATE 8/28/2018
 - THE MAINTENANCE AND RESPONSIBILITY OF ANY DRAINAGE OR STORMWATER EASEMENTS SHOWN ARE NOT THE RESPONSIBILITY OF THE TOWN OF LELAND UNLESS OTHERWISE NOTED.
 - THERE IS A 10' UTILITY EASEMENT ALONG ALL STREET R/W'S, UNLESS OTHERWISE NOTED.
 - PROPERTY IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRUNSWICK FOREST RESIDENTIAL PROPERTY, RECORDED IN DEED BOOK 2359 PAGE 362.
 - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEADOW PARK AT BRUNSWICK FOREST ARE RECORDED IN BRUNSWICK COUNTY REGISTER OF DEEDS AT DEED BOOK 3162 PAGE 811.
 - APPROVED AS A PUD SITE SPECIFIC PLAN IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF LELAND, NORTH CAROLINA.

CURVE	RADIUS	ARC L	CHD L	CHORD BEARING
C1	145.50'	101.70'	99.64'	S 86°37'12" W
C2	194.50'	54.16'	53.99'	N 74°34'25" E
C3	145.50'	126.49'	122.55'	S 57°38'44" W
C4	500.00'	274.01'	270.59'	S 75°46'06" E
C5	460.00'	230.07'	227.67'	S 77°08'23" E
C6	460.00'	20.06'	20.06'	S 61°33'45" E
C7	460.00'	20.01'	20.01'	S 59°04'01" E
C8	460.00'	143.27'	142.69'	S 48°53'54" E
C9	165.50'	115.68'	113.34'	S 86°37'12" W
C10	174.50'	21.13'	21.12'	N 70°03'53" E
C11	174.50'	27.46'	27.43'	N 78°02'34" E
C12	165.50'	143.88'	139.39'	S 57°38'44" W
C13	125.50'	109.11'	105.70'	S 57°38'44" W
C14	214.50'	29.14'	29.12'	N 78°39'35" E
C15	214.50'	30.60'	30.57'	N 70°40'55" E
C16	125.50'	20.73'	20.71'	S 71°19'39" W
C17	125.50'	43.96'	43.74'	S 86°05'42" W
C18	125.50'	23.03'	23.00'	N 78°36'45" W
C19	174.50'	2.94'	2.94'	S 73°50'17" E

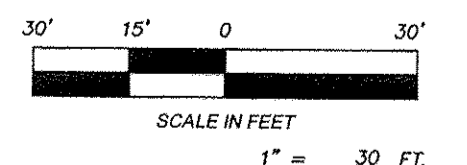
BRUNSWICK COUNTY, NC REGISTER OF DEEDS
 B0121 P0062 06-18-2020
 14:35:09.000
 Brenda M. Clemmons
 page 1 of 1

I CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION WITHIN THE TOWN LIMITS OF THE TOWN OF LELAND, WHICH HAS A SUBDIVISION ORDINANCE THAT REGULATES PARCELS OF LAND.

SIGNATURE: MICHAEL J. LAWRENCE, PLS L-3830

I, MICHAEL J. LAWRENCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS NOTED). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18 DAY OF SEPTEMBER 2020.

MICHAEL J. LAWRENCE, PLS L-3830



HANOVER DESIGN SERVICES, P.A.

LAND SURVEYORS ENGINEERS LAND PLANNERS

1123 FLORAL PARKWAY
 WILMINGTON, N.C. 28403
 PHONE: (910) 343-8002
 FAX: (910) 343-9941
 FIRM CERTIFICATE C-0597



bforest\final plats\phase 1 section 6\B lots 8-13.dwg